

**Pembrook Farms**  
**HOA Board Meeting 2/27/22**

*Notes*

- Roll Call- All Members present
- HOA Work Plan- next 6 weeks
  - 3/6 – Meet lawyers
  - 3/7 post notices about HOA
  - 3/13 – Budget Breakdown
  - 3/20 – Budget Vote / Bank account
  - 3/27 – Establish all FAQs
  - 4/3 – First official community meeting
- Key Questions for the Lawyers
  - Compiled initial questions/concerns (specifics in PPT attached)
- Key HOA Board Question
  - Question 1 – Will the \$150 be a part of the annual dues for the HOA?
    - Will be subtracted from initial annual dues (voted 4-0)
  - Question 2 – What are all the fees?
  - Question 3 – How often will there be an HOA meeting?
    - Every quarter (voted 4-0)
  - No fixing property and charging individual
    - Voted to just fine (4-0)
- Articles 1-5
  - Reviewed and aligned on suggested edits/additions (specifics in PPT attached)
  - Definitions
  - Property Subject to this declaration
  - Association Membership & Voting Rights
  - Assessments
  - Maintenance; Conveyance of Common Property to Association
- Outreach & Community Participation Plan (move to 3/6)

*Actions for Next Meeting*

- Review By Laws - Articles 6-10- **All Members**

Research cost for Yard Signs( UPS, Fast signs, Staples)- **Secretary**